

**Minutes of the Planning Commission Regular Meeting of Tuesday, March 20, 2018
Council Chambers, One Twin Pines Lane, Belmont, CA**

ROLL CALL 7:00 P.M.

Planning Commission members Present: Kramer, Hendrix, McCune, Meola, Pyrz, Goldfarb
Planning Commission members Absent: Majeski

Staff Present: Community Development Director de Melo, Planning Technician Shek,
Administrative Assistant Lynn

PLEDGE OF ALLEGIANCE

Led by Commission Chair Goldfarb

COMMUNITY FORUM ON ITEMS NOT ON THE AGENDA

Max Reinhardt, Real Estate Agent, Spoke regarding amending HRO2 Zoning.

Maya Fallaha, Belmont resident, would like to amend Belmont Zoning Ordinance section 4.7.11 Part D to allow appropriate living space as the current characteristics are inconsistent with original intent of hillside residential ordinance limits for the buildable floor level. The livable space requirements are not conducive to a family of four.

In response to Chair Goldfarb. Community Director De Melo stated there is currently an application on file regarding this item.

Meng Huang, Belmont resident, also commented on the HRO2 zoning requirements.

COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS

City Council Meeting scheduled on March 27, 2017, Commission Liaison: Hendrix, Alternate Commissioner: Majeski

Chair Goldfarb and Community Development Director de Melo welcomed newly appointed Commissioners David Kramer and Caroline Pyrz.

CONSENT CALENDAR

None

STUDY SESSION

None

PUBLIC HEARINGS

3900 CHRISTIAN DRIVE - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A NEW 743 SQUARE FOOT SECOND FLOOR ADDITION TO AN EXISTING 1,770 SQUARE FOOT SINGLE-FAMILY RESIDENCE (APPL. NO. PA2018-0005) APN: 043-333-130

Planning Technician Shek summarized the staff report and presented the proposed project. He stated that staff found the project to be in compliance with residential design guidelines, design criteria and it is well designed and articulated. He noted that the project is designed to minimally impact public views, no grading required is on site, and the site is well landscaped and existing landscape would be maintained. Planning Technician Shek recommended approval of the project.

Chair Goldfarb polled the Commission for ex-parte communications regarding the project. Commissioners Hendrix, McCune, Meola and Goldfarb conducted site visits, Commissioners Pyrz and Kramer spoke briefly with the Community Development Director about the project and indicated that site visits were made but no ex-parte communications were made.

Chris Ridgway, project architect, spoke regarding the elevations of the home; he noted that the setback of the second story is designed to minimize impact to views. He also noted that the addition was designed to fit the neighborhood's current aesthetics.

Chair Goldfarb opened the Public Hearing, no speakers came forward and the Public Hearing was closed

COMMISSION COMMENTS

In response to Commissioner Hendrix, Community Development Director de Melo stated the public view is what anyone from the public can view from the public right-of-way including sidewalk, street, or trail. He stated that the efforts were made to preserve components of the existing view, noting public views are protected whereas private views are typically not.

Commissioner McCune commented on the roof line over the entry but is able to make the findings for approval of the project.

Commissioner Meola appreciated that the applicant reached out to the neighbors with no negative comments.

Commissioner Pyrz concurred with fellow Commissioner Meola.

Commissioner Kramer stated it was a thorough application and very well presented.

Chair Goldfarb appreciated the efforts that went into the planning to integrate into the existing neighborhood; she indicated the project will be a compliment to the neighborhood.

ACTION: On A Motion Made by Commissioner McCune, Seconded by Commissioner Hendrix Approving A Single-Family Design Review At 3900 Christian Drive (Appl. No.2018-0005)
Planning Commission Meeting Minutes of 3/20/2018

Resolution 2018-13

Chair Goldfarb noted that this action is appealable within 10 calendar days.

OTHER BUSINESS / UPDATES

Selection of Planning Commission Chair and Vice Chair

Commissioner McCune nominated Commissioner Goldfarb for Commission Chair 2018-2019, seconded by Commissioner Meola.

ACTION: by a roll call vote
the motion Passed 6/1
(Majeski absent)

Commissioner Meola nominated Commissioner McCune for Commission Vice Chair 2018-2019, Commissioner Goldfarb second the nomination.

ACTION: by a roll call vote
the motion Passed 6/1
(Majeski absent)

Community Development Director de Melo congratulated the new Chair and Vic-Chair. He provided a brief progress description of projects under construction throughout town.

ADJOURNMENT at this time being 7:45 P.M to a regular meeting of the Planning Commission to be held on April 03, 2018.

Diane Lynn
Administrative Assistant

Meeting televised and web streamed